ATTACHMENT J57

Randolph AFB ROW Exhibits

This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J51) and specific to the utility systems on Randolph AFB. This attachment is divided into four parts specific to each type of utility system (i.e. electric, natural gas, water, and wastewater). Each part includes the Grant of Right-of-Way exhibits specific to a utility system. The exhibits provide descriptive information for the utility system Right-of-Way. The exhibits are; Exhibit A (maps), Exhibit B (points of demarcations), Exhibit C (physical condition reports), and Exhibit D (environmental baseline survey).

The four parts of this attachment are:

- Part 1 - Electric Distribution System Exhibits A through D
- Part 2 - Natural Gas Distribution System Exhibits A through D
- Part 3 - Water Distribution System Exhibits A through D
- Part 4 - Wastewater Collection System Exhibits A through D

PART 1, EXHIBIT A

Randolph AFB Electric System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Randolph Air Force Base Electric Utility System.*"

- Kafb99br-BW.mst
- rabase.dgn
- raelec.dgn
- ran-ELEC.dgn
- RANDOLPH-ELECT.TXT
- readme3.doc

PART 1, EXHIBIT B

Randolph AFB Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Randolph AFB may be composed of substations with outdoor switchgear, overhead and underground conductors, utility poles, duct lines, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users throughout the Base.

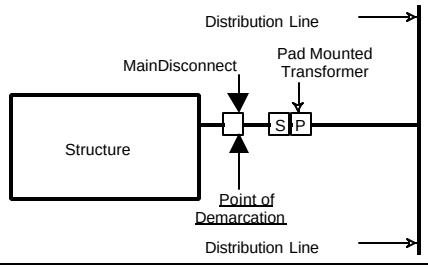
Electric Distribution System Rights-Of-Way

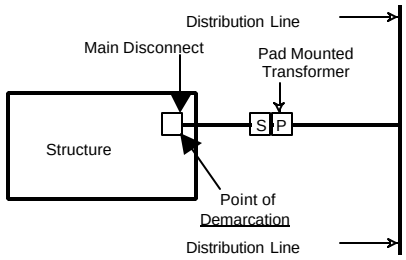
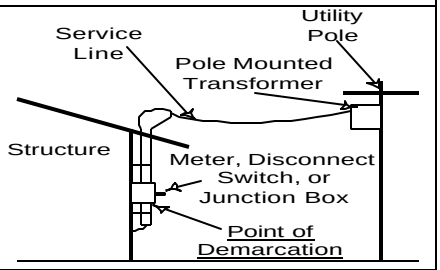
Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Where the utility is installed underground, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Electric Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the utility owner to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the line side of the main disconnect.	Three Phase CT metered service.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the line side of the main disconnect.	Three Phase CT metered service.	
Point of demarcation is the secondary side of the meter or the line side of the disconnect or junction box. *Note: The government retains ownership of the weatherhead, conduit, and if present meter housing.*	Service may be overhead or underground. A meter, disconnect switch, or junction box is mounted to the exterior of the structure.	

Unique Points of Demarcation

Location	Point of Demarcation Description
Airfield Lighting	The point of demarcation for airfield lighting is the line side of the disconnect switch in the building or vault (Bldg. Nos. 27 and 54) housing the airfield lighting equipment.
Pole mounted Recreational, Parking, Ramp and Security lighting fed from buildings.	The beginning point of demarcation for lighting fed from a building is the main panel in the building. All appurtenances from the main panel to and including the fixture are included in the purchase. *Note: Disconnect switch may be installed at the structure at any time. Disconnect switch will become the point of demarcation.* (This includes lightening associated with 8, 26, 38, 46, 58, 102, 112, 146, 153, 162, 172, 174, 179, 224, 260, 388, 390, 391, 392, 393, 394, 397, 496, 498, 499, 573, 584, 598, 672, 685, 686, 693, 729, 734, 735, 743, 745, 747, 777, 847, 853, 856, 860, 862, 864, 870, 871, 893, 897, 900, 983, 977, 990, 1001, 1003, 1005, 1007, 1009, 1012, 1016, 1019, 1020, 1027, 1038, 1039, 1040, 1042, 1051, 1071, 1072, 1073, 1075, 1100, 1101, 1102, 1103, 1124, 1146, 1164, 1168, 1187, 1200, 1224, 1279, 1282, 1285, 1300, 1307, 2002, 2031, 2042, 2078, 2080, 2084, 2115, 2116, 2113, 2143, 2146, 2148, 2162, 2170, 2186, 2201, 2214, 3002, 3003, 15038, H40, H42, H44) *Note: All pole mounted lighting feed directly from transformers is included in the privatized system.*
Pedestrian Crossing Signal Light Systems	Pedestrian Crossing signal lights are included in the privatization. This includes all appurtenances to and including the lighting and controls.
Emergency Warning Sirens fed directly from transformers	The point of demarcation for Emergency Warning Sirens will be the disconnect switch closest to the siren. Sirens will be owned and maintained by others.
Cathodic protection rectifiers fed from buildings.	The beginning point of demarcation is the main panel in the building. The ending point of demarcation will be the disconnect switch closest to the rectifier. Rectifiers will be owned and maintained by others. *Note: Disconnect switch may be installed at any time. Disconnect switch will become the point of demarcation.*

Location	Point of Demarcation Description
Building 100	The point of demarcation is the line side of the motor control center. *Note: Disconnect switch may be installed at the structure at any time. Disconnect switch will become the point of demarcation.*
State Owned Traffic Lights on State Hwy 78.	The point of demarcation is the disconnect switch in the vault that supplies power to the traffic lighting system.
Air Force owned Traffic Lights	Air Force owned traffic lights are included in the privatization. This includes all appurtenances to and including the lighting, controls, and sensors.
Airport Beacon Lights on buildings or water towers	The point of demarcation is the disconnect switch that supplies power to the airport beacon lights.
Cable TV amplifiers fed directly from transformers, street lighting, or security lighting.	For connections from the electric distribution system to Cable TV amplifiers, the cable service provider and the privatization contractor will establish the points of demarcation.

Plants and Substations

Description	Facility Number	State Coordinates	Other Information
Main Substation Switching Station	1027		Northern portion of the Base
South Switching Station	847		
North Switching Station	261		Next to Bldg. 260
East Switching Station	573		
West Switching Station	672		

Note: Grantor retains access rights for Fire Department emergency response.

PART 1, EXHIBIT C

Randolph AFB Electric System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Government and successful Offeror.

PART 1, EXHIBIT D

Randolph AFB Electric System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- "Utility System Privatization Environmental Baseline Survey for Randolph Air Force Base, Universal City, Texas", September 1999.
- "Utility System Privatization Environmental Baseline Survey for Seguin Auxiliary Airfield, Seguin, Texas", September 1999.

PART 2. EXHIBIT A

Randolph AFB Natural Gas Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Randolph Air Force Base Natural Gas Utility System.*"

- Kafb99br-BW.mst
- rabase.dgn
- ragas.dgn
- ran-GAS.dgn
- RANDOLPH-GAS.TXT
- readme3.doc

PART 2, EXHIBIT B

Randolph AFB Natural Gas Distribution System Description of Premises

Natural Gas Distribution System Description

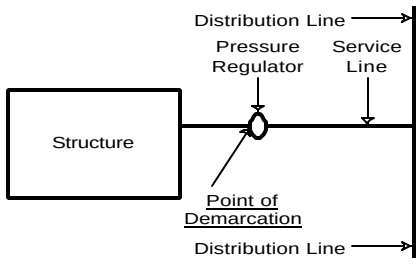
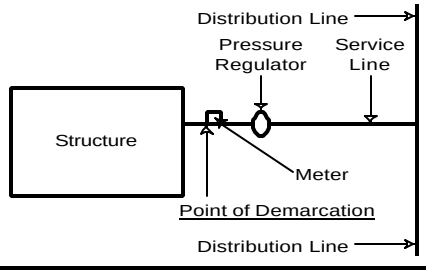
The natural gas distribution system at Randolph AFB may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the Base. Cathodic protection system components including but not limited to anodes and test stations, out-of-service distribution mains, and service lines are also part of the natural gas distribution system.

Natural Gas Distribution System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the utility owner to the building owner. The table below identifies the type of service and general location of the point of demarcation with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
Point of demarcation is the down stream side of the closest apparatus to the exterior of the faciltiy	More than one apparatus is connected to the service line feeding the facility.	

Unique Points of Demarcation

The following table list anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation Description
None	

Plants

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants as described below.

Description	Facility Number	State Coordinates	Other Information
None			

Note: Grantor retains access rights for Fire Department emergency response.

PART 2, EXHIBIT C

Randolph AFB Natural Gas Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 2, EXHIBIT D

Randolph AFB Natural Gas Distribution System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- "Utility System Privatization Environmental Baseline Survey for Randolph Air Force Base, Universal City, Texas", September 1999.
- "Utility System Privatization Environmental Baseline Survey for Seguin Auxiliary Airfield, Seguin, Texas", September 1999.

PART 3, EXHIBIT A

Randolph AFB Water Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Randolph Air Force Base Water Utility System.*"

- Kafb99br-BW.mst
- rabase.dgn
- ran-water.dgn
- RANDOLPH-WATER.TXT
- rawater.dgn
- readme3.doc

PART 3, EXHIBIT B

Randolph AFB Water Distribution System Description of Premises

Water Distribution System Description

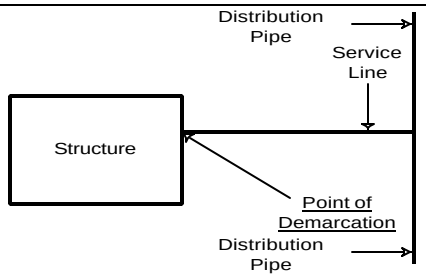
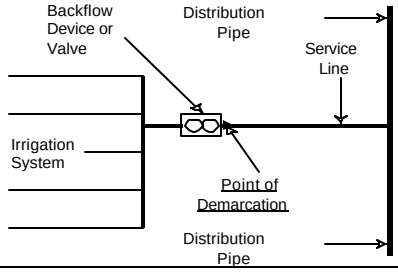
The water distribution system at Randolph AFB may be composed of wells, well pumps, supporting emergency generator sets, water treatment equipment, chlorinators, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water throughout the water distribution system.

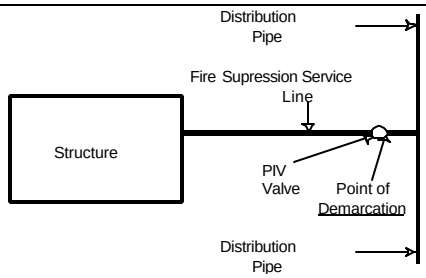
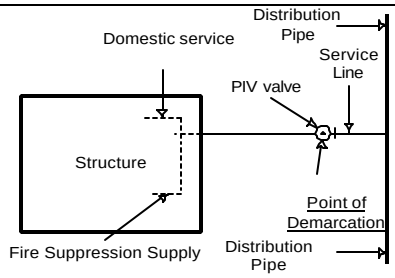
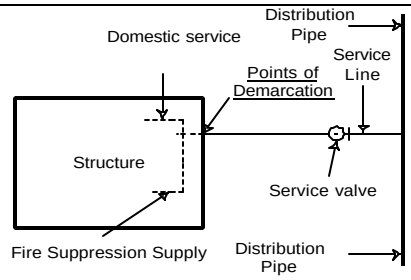
Water Distribution System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed.

Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the utility owner to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is where the service line enters the structure *Note: Service valve shall be installed within 25 feet of the structure during any maintenance action by the Contractor. Service valve will become the point of demarcation.*	No water meter, backflow device, or valve exists on the service line entering the structure.	
Point of demarcation is the upstream side of the backflow device.	Irrigation system fed directly from distribution system.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the upstream side of the PIV valve.	Fire suppression system on dedicated feed from water main.	
Point of demarcation is the upstream side of the PIV valve.	Fire suppression system on the same feed as domestic service from water main and service line has PIV valve.	
Point of demarcation is where the service enters the building. *Note: Service valve may be installed within 25 feet of the structure at any time. Service valve will become the point of demarcation.*	Fire suppression system on the same feed as domestic service from water main and service line does not have PIV valve.	

Unique Points of Demarcation

The following table list anomalous points of demarcation that do not fit any of the above categories.

Location.	Point of Demarcation Description
Building 1200	Point of Demarcation is the main disconnect switch for the building. The Backup generator is included in the purchase of this utility.
Water Towers	Beginning Point of demarcation is the main building control panel or disconnect switch. The ending points of demarcation are the disconnect switch for the airport beacon lighting and the telephone jack for the telemetry system. Cathodic protection rectifiers, obstruction lighting, and telemetry system (used to control well pumps) connected to water towers is included in the purchase of the utility.
Water Supply Pump Stations	Water supply pump building is included in the privatization. This includes all fixtures within the building.

Plants and Towers

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants and towers as described below.

Description	Facility Number	State Coordinates	Other Information
Water Well #1			
Water Well #2			
Water Well #7			
Water Well #10			
Water Well #11			
Elevated Storage Tank	100		500,000 gallon
Elevated Storage Tank	864		500,000 gallon

Note: Grantor retains access rights for Fire Department emergency response.

PART 3, EXHIBIT C

Randolph AFB Water Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 3, EXHIBIT D

Randolph AFB Water Distribution System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- "Utility System Privatization Environmental Baseline Survey for Randolph Air Force Base, Universal City, Texas", September 1999.
- "Utility System Privatization Environmental Baseline Survey for Seguin Auxiliary Airfield, Seguin, Texas", September 1999.

PART 4, EXHIBIT A

Randolph AFB Wastewater Collection System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Randolph Air Force Base Wastewater Utility System.*"

- Kafb99br-BW.mst
- rabase.dgn
- ran-WASTE.dgn
- RANDOLPH-WASTE.TXT
- rasewer.dgn
- rastorm.dgn
- readme3.doc

PART 4, EXHIBIT B

Randolph AFB Wastewater Collection System Description of Premises

Wastewater Collection System Description

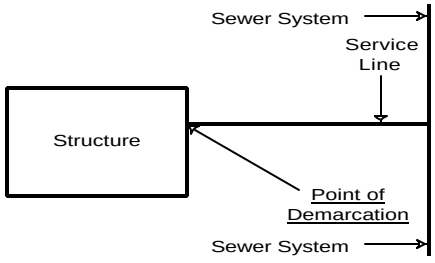
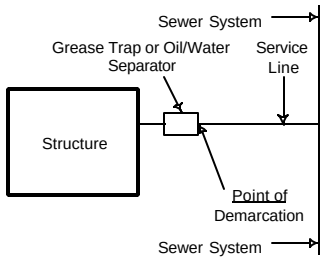
The wastewater collection system at Randolph AFB may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generators sets (if any), and electrical controls associated with the lift stations and emergency generator sets.

Wastewater Collection System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed.

Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the utility owner to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point of Demarcation is where the service line exits the structure *Note: A new 2-way cleanout device should be installed within 25' of building during any stoppage or maintenance action by the Contractor. This will then become the new point of demarcation.*	No flow meter or cleanout exists on the service line exiting the structure.	
Point of Demarcation is the downstream side of grease trap or oil/water separator.	Grease trap or oil/water separator exists	

Unique Points of Demarcation

The following table list anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
Golf Course Wash rack and Holding Basin	Point of demarcation is the inlet to the grinding pumps on the downstream side of the holding basin
Sanitary sewer lift station electrical supply.	The point of demarcation is from the line side of disconnect switch for lift station.

Plants

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants as described below.

Description	Facility Number	State Coordinates	Other Information
None			

Note: Grantor retains access rights for Fire Department emergency response.

PART 4, EXHIBIT C

Randolph AFB Wastewater Collection System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 4, EXHIBIT D

Randolph AFB Wastewater Collection System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- "Utility System Privatization Environmental Baseline Survey for Randolph Air Force Base, Universal City, Texas", September 1999.
- "Utility System Privatization Environmental Baseline Survey for Seguin Auxiliary Airfield, Seguin, Texas", September 1999.

Table of Contents